



FOR LEASE

# SIERRA COMMERCE PARK

1001 E GLENDALE AVE | BUILDING 9 | SPARKS, NV 89431

[cushmanwakefield.com](http://cushmanwakefield.com)

LBA Logistics  |  CUSHMAN & WAKEFIELD

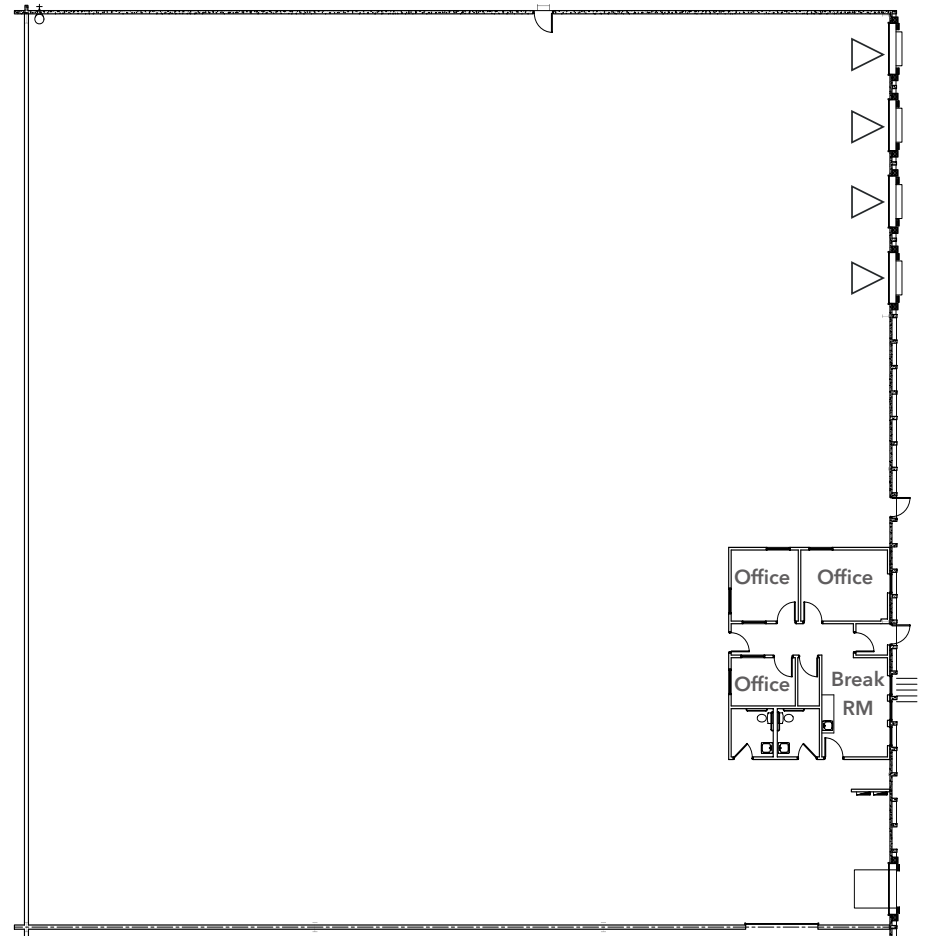
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# PROPERTY FEATURES

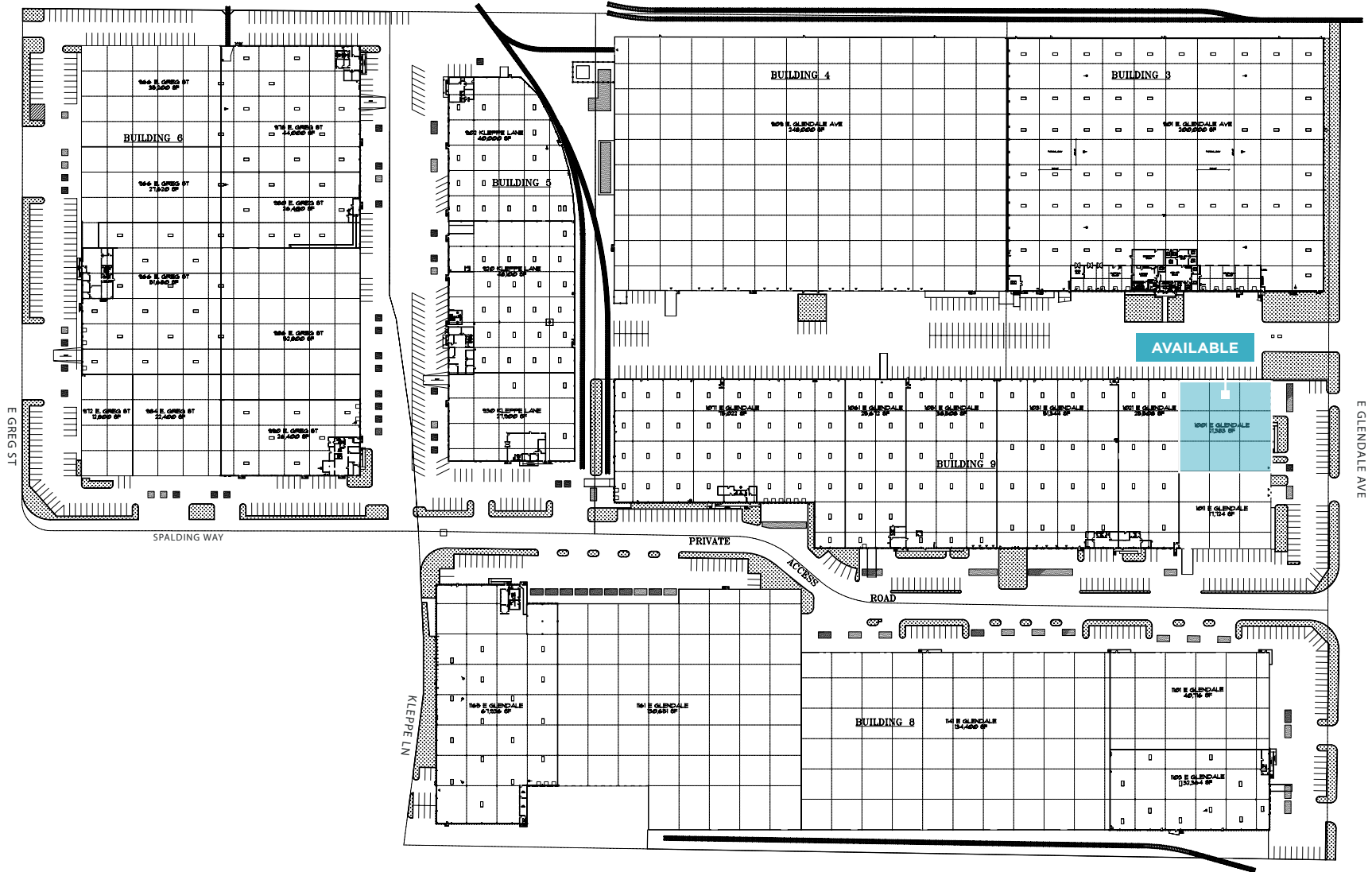
|                                  |   |
|----------------------------------|---|
| Lease Rate                       | Negotiable                                |
| NNN Rate                         | \$0.11/SF/month                           |
| Total Industrial Warehouse Space | ±21,584 SF                                |
| Total Office Space               | ±1,179 SF                                 |
| Dock-high Doors                  | 4 dock-high doors                         |
| Ceiling Height                   | 22' clear height                          |
| Column Spacing                   | 48' X 48'                                 |
| Sprinkler Rating                 | .33/3,000                                 |
| Management                       | Professionally managed<br>1.5M SF project |

## Area Overview

- Great location in Sparks
- Excellent access to Interstate 80 and the McCarran loop
- Localized labor force



# SITE PLAN



# AREA OVERVIEW

## TRANSPORTATION

| Ground                   | Miles |
|--------------------------|-------|
| Reno-Tahoe Int'l Airport | 4.6   |
| Reno-Stead FBO           | 14.6  |
| UPS Regional             | 2.7   |
| FEDEX Express            | 3.0   |
| FEDEX Ground             | 7.9   |
| FEDEX LTL                | 2.4   |

## DEMOGRAPHICS

| 2024            | 3 mi     | 5 mi     | 7 mi      |
|-----------------|----------|----------|-----------|
| Population      | 69,153   | 192,675  | 321,201   |
| Households      | 27,804   | 78,146   | 130,681   |
| Avg, HH Incomes | \$92,245 | \$85,913 | \$101,364 |
| Total Employees | 37,198   | 103,736  | 173,126   |



Source: NVEnergy  
Last updated: 2020

## NEVADA STATE INCENTIVES

- No state, corporate or personal income tax
- No estate tax, no inventory tax, no unitary tax, no franchise tax
- Right-to-work state
- Moderate real estate costs
- Low workers' compensation rates
- State-qualified employee hiring incentive

## HELPFUL LINKS

- **Business Costs**  
<https://www.edawn.org/site-selector/business-relocation-advantages/>
- **Business Incentives**  
<https://goed.nv.gov/programs-incentives/incentives/>
- **Cost of Living**  
[https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)
- **Quality of Life**  
<http://edawn.org/live-play/>

## BUSINESS COST COMPARISONS

| Tax Comparisons                                       | NV         | CA           | AZ          | UT        | ID         | OR           | WA  |
|---|------------|--------------|-------------|-----------|------------|--------------|---|
| State Corporate Income Tax                            | No         | 8.84%        | 4.9%        | 4.85%     | 5.7%       | 6.6%-7.6%    | No, Business & Occupation Tax: 0.15%-0.484% |
| Personal Income Tax                                   | No         | 1%-13.3%     | 2.5%        | 4.55%     | 5.659%     | 4.75%-9.9%   | No  |
| Payroll Tax   | 1.17%      | 1.2% SDI Tax | No          | No        | No         | 1.1%-3.8237% | No  |
| Monthly Property Tax<br>(Based On \$25m Market Value) | \$26,688   | \$23,927     | \$31,981    | \$19,852  | \$18,905   | \$39,500     | \$23,356                                    |
| Unemployment Tax                                      | 0.25%-5.4% | 1.6%-6.2%    | 0.04%-9.72% | 0.2%-7.2% | 0.18%-5.4% | 0.9%-5.4%    | 0.24%-6.05%                                 |
| Capital Gains Tax                                     | No         | Up to 14.4%  | 2.5%        | 4.55%     | Up to 5.8% | Up to 9.9%   | Up to 7% above \$250,000                    |

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FOR MORE INFORMATION, PLEASE CONTACT:

**Mike Nevis, SIOR, CCIM**  
Vice Chairman  
+1 775 232 6119  
mike.nevis@cushwake.com  
Lic. # S.0061759

**Emily Jaenson**  
Associate  
+1 847 630 4739  
emily.jaenson@cushwake.com  
Lic. # S.0203962

**LBA**Logistics  |  **CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](https://cushmanwakefield.com)

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